

**ORDINANCE NO. 021212-Z-7**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 616 WEST POWELL LANE FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-conditional overlay (CS-CO) combining district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No.C14-02-0176, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot C, Powell Lane Section Two Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 33, Page 4, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 616 West Powell Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

The following uses of the Property are prohibited uses:

Agricultural sales and services	Art and craft studio (general)
Building maintenance services	Campground
Convenience storage	Kennels
Laundry services	Monument retail sales
Plant nursery	Custom manufacturing

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

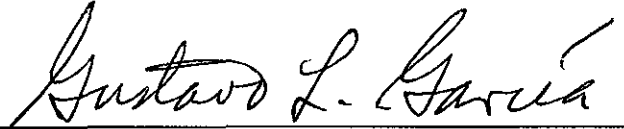
**PART 3.** The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on December 23, 2002.

**PASSED AND APPROVED**

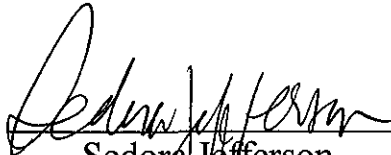
December 12, 2002

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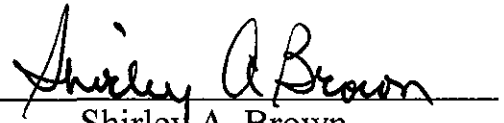


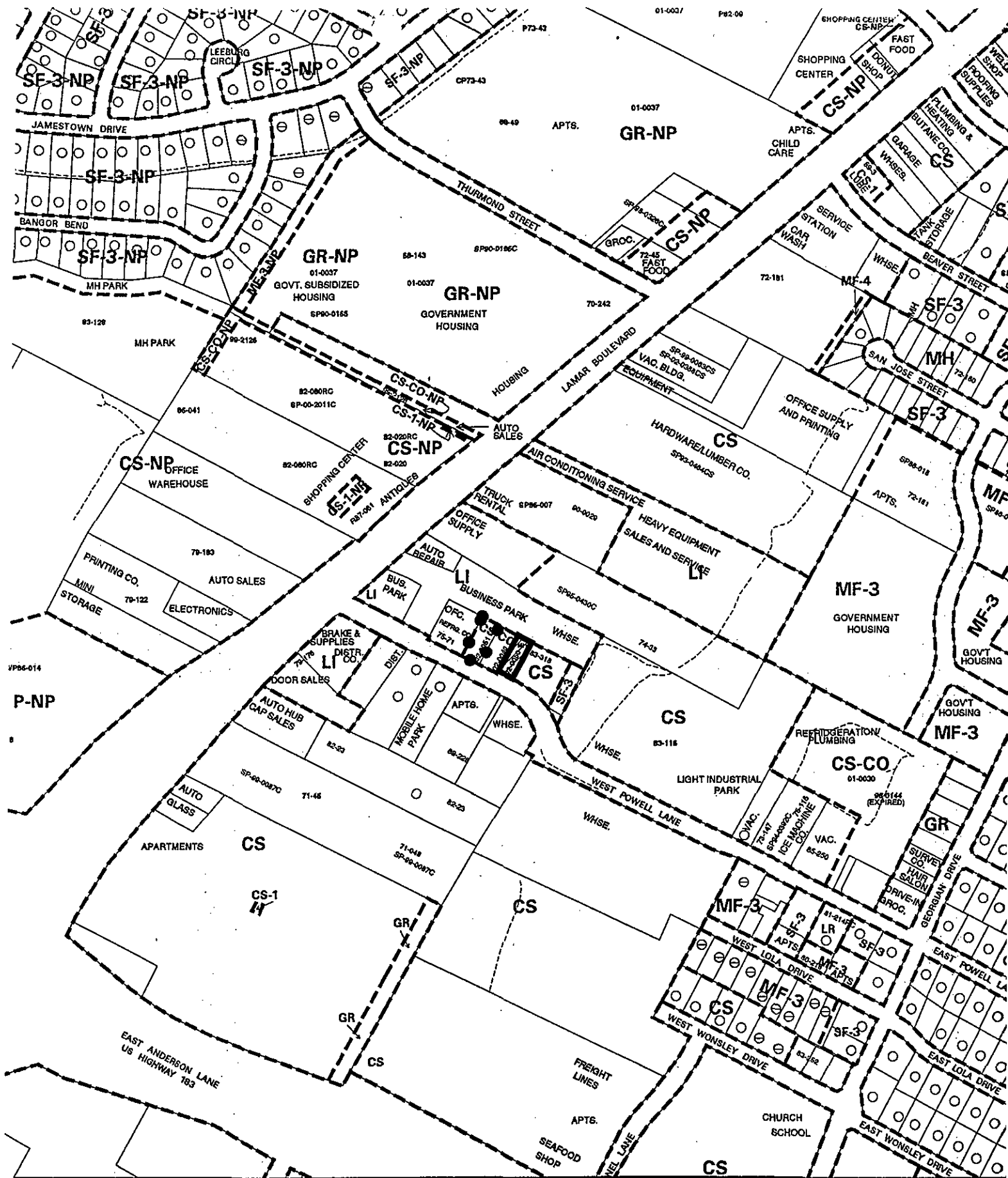
Gustavo L. Garcia  
Mayor

**APPROVED:**

  
Sedora Jefferson  
City Attorney

**ATTEST:**

  
Shirley A. Brown  
City Clerk



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 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR: A. BEAUDET  
 1" = 400'

ZONING EXHIBIT A  
 CASE #: C14-02-0176  
 ADDRESS: 616 W POWELL LANE  
 SUBJECT AREA (acres): 0.150  
 DATE: 02-11  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 L29